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TRANSFER
TAX
PAID

WARRANTY DEED
002307

KNOW ALL MEN BY THESE PRESENTS, THAT I, SANDRA E. CHADBOURNE,
of Vassalboro, in the County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations,
paid by **JEREMIE COULL**, of Vassalboro, County of Kennebec and State of
Maine, whose mailing address is 6 Wolfe Road, Vassalboro, Maine 04989

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell
and convey, **WITH WARRANTY COVENANTS**, unto the said **JEREMIE COULL**,
her heirs and assigns forever,

A certain lot or parcel of land situate in **Waterville**, County of
Kennebec and State of Maine, being more particularly bounded and
described as follows, to wit:

Beginning at a point on the northerly side of Violette Avenue, so-
called, said point being 195 feet westerly of the northwesterly corner
of the intersection of Violette Avenue and Lynn Street; thence westerly
along the northerly side of said Violette Avenue a distance of 70 feet;
thence, running at right angles to the northerly line of Violette Avenue
a distance of 118 feet; thence easterly in a line parallel with the
northerly side of Violette Avenue a distance of 70 feet; thence
southerly a distance of 118 feet to the point of beginning; and being
lot No. 59 and five feet off the westerly side of Lot No. 60 on a Plan of
Rosemar Park recorded in the Kennebec County Registry of Deeds.

This conveyance is made upon the express conditions and subject to
the following restrictions:

1. That no building, or any part of a building, including porches,
shall be erected or allowed to stand upon said lot within 25
feet of Violette Avenue or within 5 feet of either the east or
west boundary lines;
2. The no residence for more than 2 families will be built
thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or
secondhand goods, automobiles, machines, junk or salvage
material of any kind;

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5. That no separate garage shall be built thereon larger than 20 by 20 feet, two-car, and that the front of said garage shall not be nearer to Violette Avenue than 35 feet.
6. That not dwelling house costing less than \$6,000.00 shall be built thereon.

Being the same premises conveyed to the herein Grantor by Quitclaim Deed of the United States of American acting through HUD, said Deed dated October 8, 2003 and recorded in the Kennebec County Registry of Deeds at Book 7684, Page 16.

IN WITNESS WHEREOF, I, the said SANDRA E. CHADBOURNE have hereunto set my hand and seal this 26th day of January, 2004.

Signed, Sealed and Delivered
in the presence of:

David J. Roy
Witness

Sandra E. Chadbourne
SANDRA E. CHADBOURNE

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

January 26, 2004

Personally appeared the above named **SANDRA E. CHADBOURNE** who acknowledged the foregoing instrument to be her free act and deed.

Before me,

David J. Roy
NOTARY PUBLIC
David J. Roy
Notary Public, Maine
My Commission Expires July 21, 2008
(PRINT NAME)

re. deeds CHADBOURNE to COULL DEED

RECEIVED KENNEBEC SS.

2004 JAN 27 AM 11:51

ATTEST: *David J. Roy*
REGISTRAR OF DEEDS

